

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Woodmont/Redondo / 52

**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 448

Range of Sale Dates: 1/2001 - 12/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$92,800	\$173,700	\$266,500	\$286,100	93.1%	9.76%
<b>2003 Value</b>	\$97,000	\$187,100	\$284,100	\$286,100	99.3%	9.46%
<b>Change</b>	+\$4,200	+\$13,400	+\$17,600		+6.2%	-0.30%
<b>% Change</b>	+4.5%	+7.7%	+6.6%		+6.7%	-3.04%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.30% and -3.04% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$103,300	\$175,700	\$279,000
<b>2003 Value</b>	\$108,000	\$190,200	\$298,200
<b>Percent Change</b>	+4.5%	+8.3%	+6.9%

Number of one to three unit residences in the Population: 4456

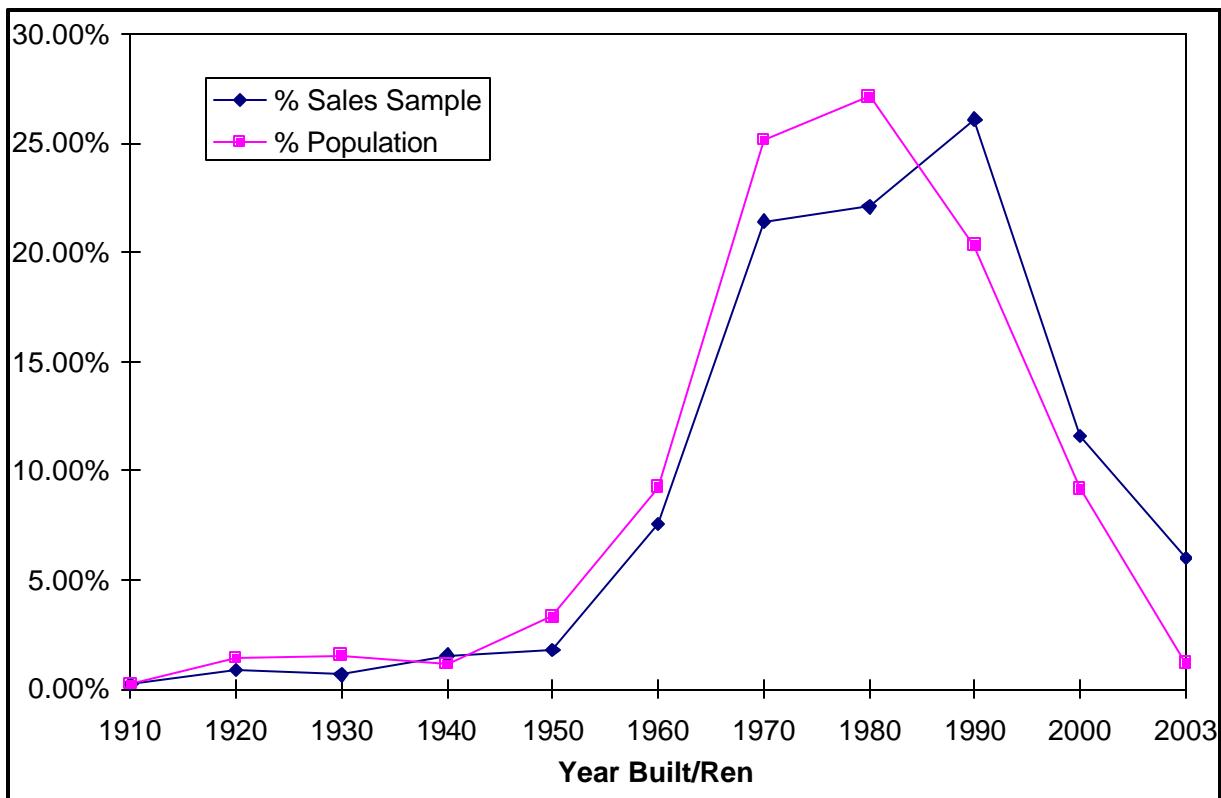
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the subdivision of Bluffs at Redondo was assessed at a higher level than other parcels and required a smaller upward adjustment. The subdivisions of Applewood and Twin Lakes View were also assessed at a higher level and required a slight downward adjustment. Houses with less than 1000 square feet above grade living area and one story houses without basements were assessed at a lower level and required a greater upward adjustment. This upward adjustment was not applied to waterfront properties with unrestricted waterfront access. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.22%
1920	4	0.89%
1930	3	0.67%
1940	7	1.56%
1950	8	1.79%
1960	34	7.59%
1970	96	21.43%
1980	99	22.10%
1990	117	26.12%
2000	52	11.61%
2003	27	6.03%
	448	

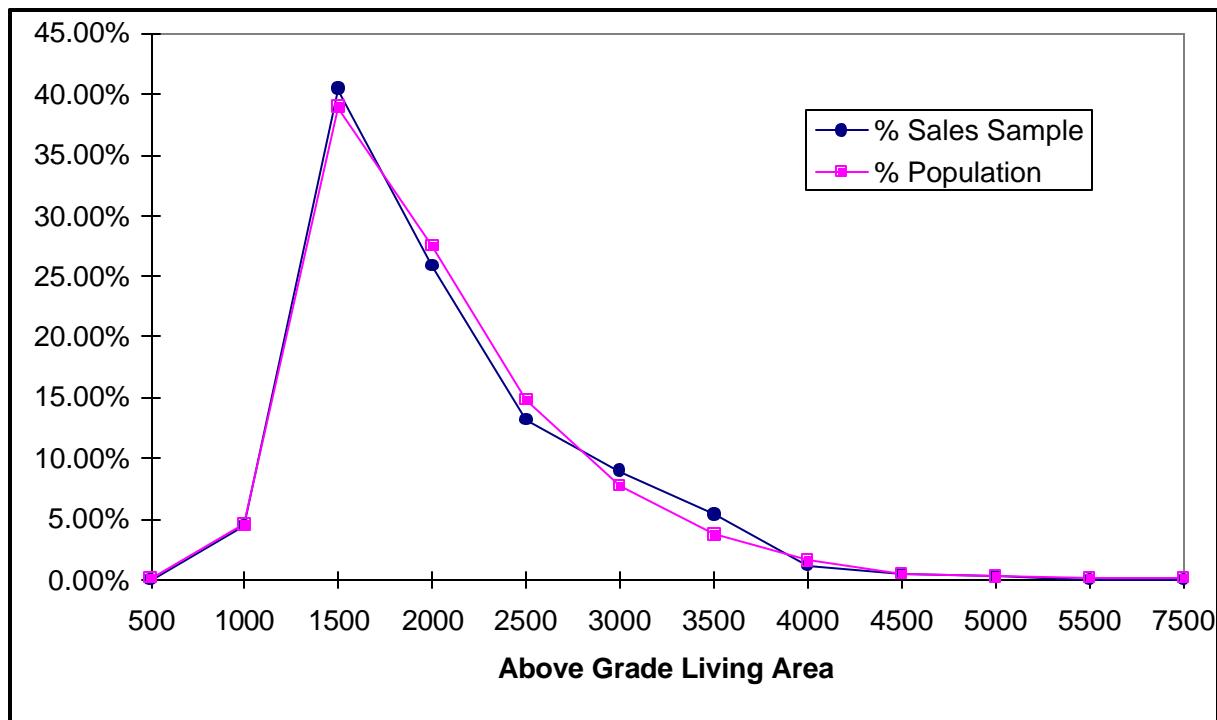
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	12	0.27%
1920	64	1.44%
1930	70	1.57%
1940	51	1.14%
1950	148	3.32%
1960	413	9.27%
1970	1121	25.16%
1980	1209	27.13%
1990	906	20.33%
2000	409	9.18%
2003	53	1.19%
	4456	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Year Renovated. This distribution is adequate for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

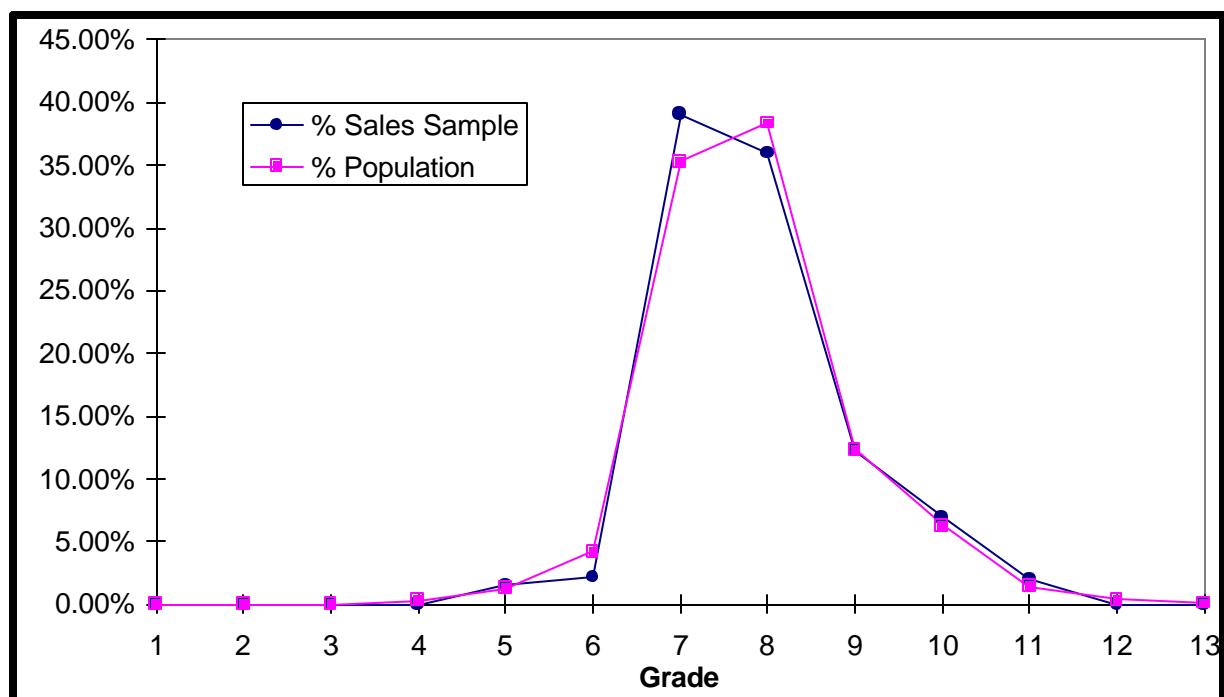
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	7	0.16%
1000	20	4.46%	1000	203	4.56%
1500	181	40.40%	1500	1736	38.96%
2000	116	25.89%	2000	1225	27.49%
2500	59	13.17%	2500	659	14.79%
3000	40	8.93%	3000	345	7.74%
3500	24	5.36%	3500	165	3.70%
4000	5	1.12%	4000	69	1.55%
4500	2	0.45%	4500	22	0.49%
5000	1	0.22%	5000	11	0.25%
5500	0	0.00%	5500	7	0.16%
7500	0	0.00%	10000	7	0.16%
	448			4456	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

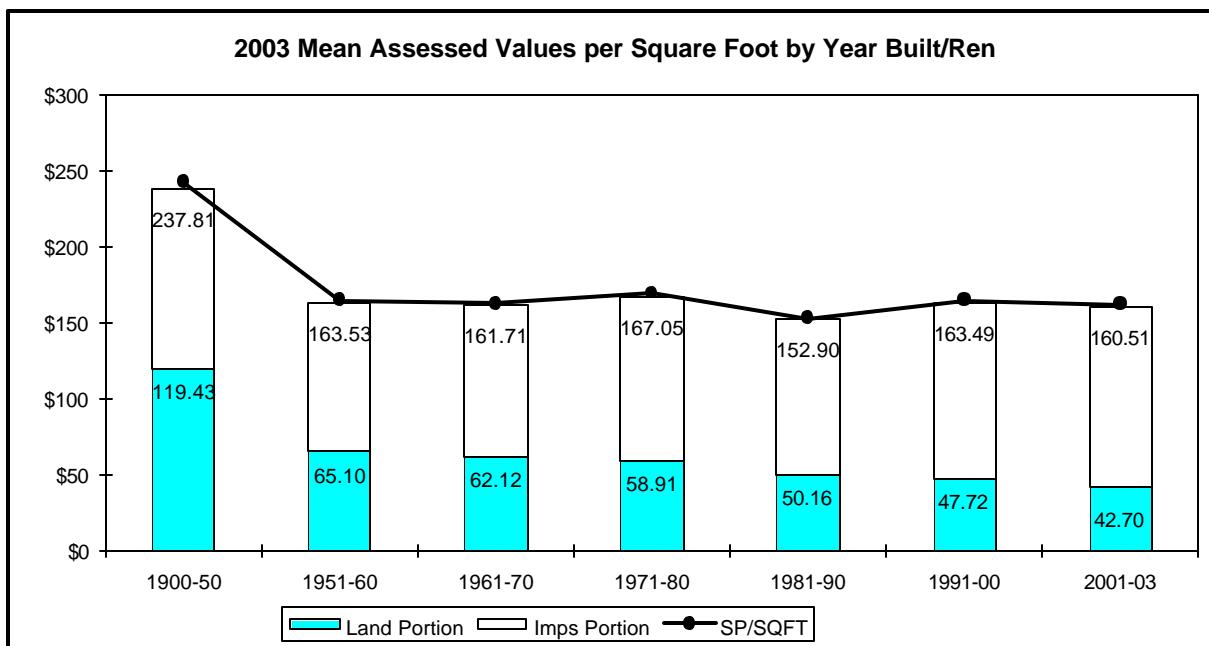
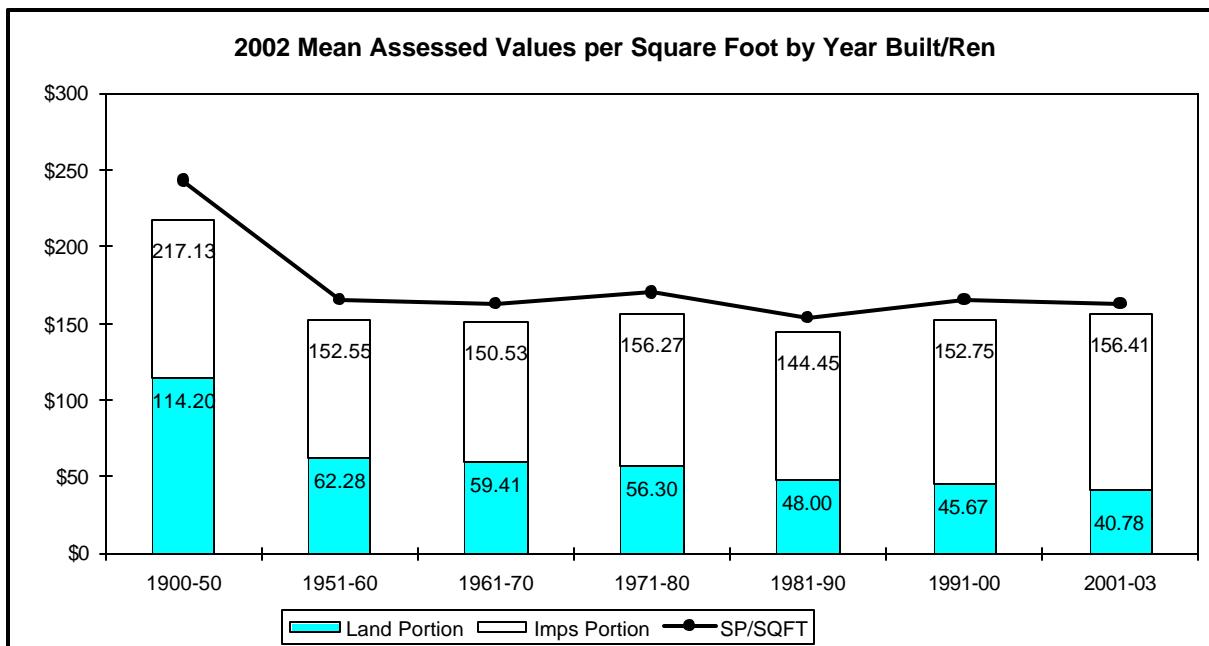
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	14	0.31%
5	7	1.56%	5	57	1.28%
6	10	2.23%	6	187	4.20%
7	175	39.06%	7	1573	35.30%
8	161	35.94%	8	1712	38.42%
9	55	12.28%	9	549	12.32%
10	31	6.92%	10	279	6.26%
11	9	2.01%	11	64	1.44%
12	0	0.00%	12	17	0.38%
13	0	0.00%	13	4	0.09%
		448			4456



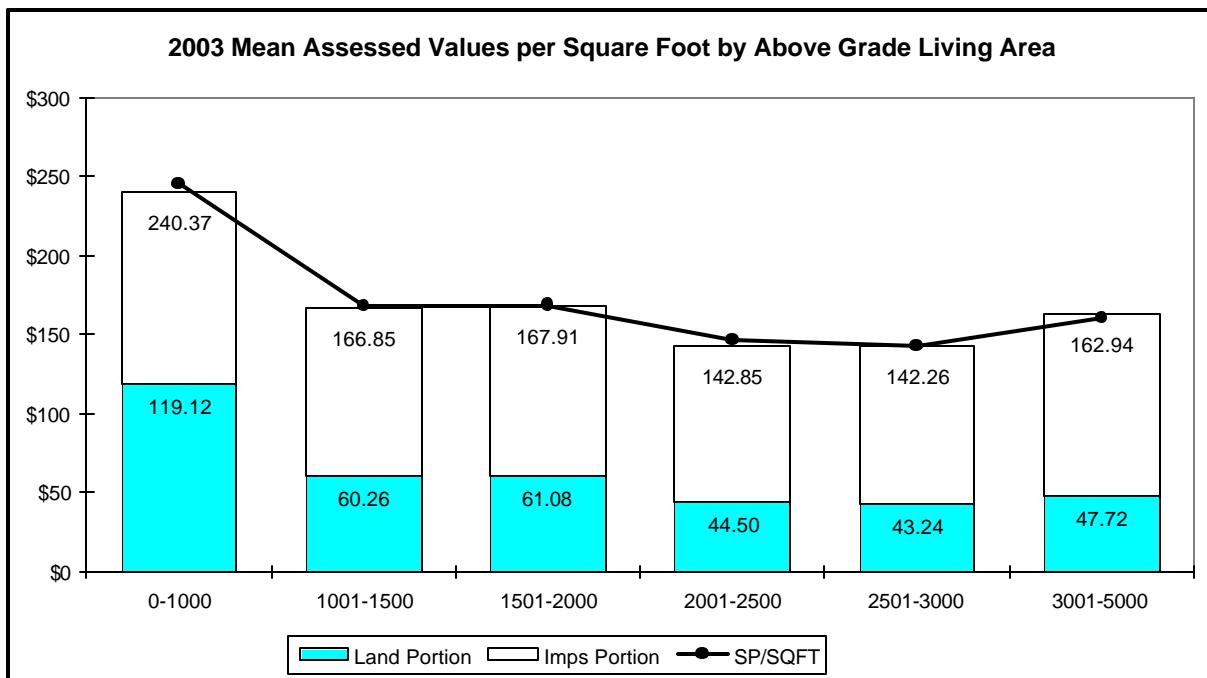
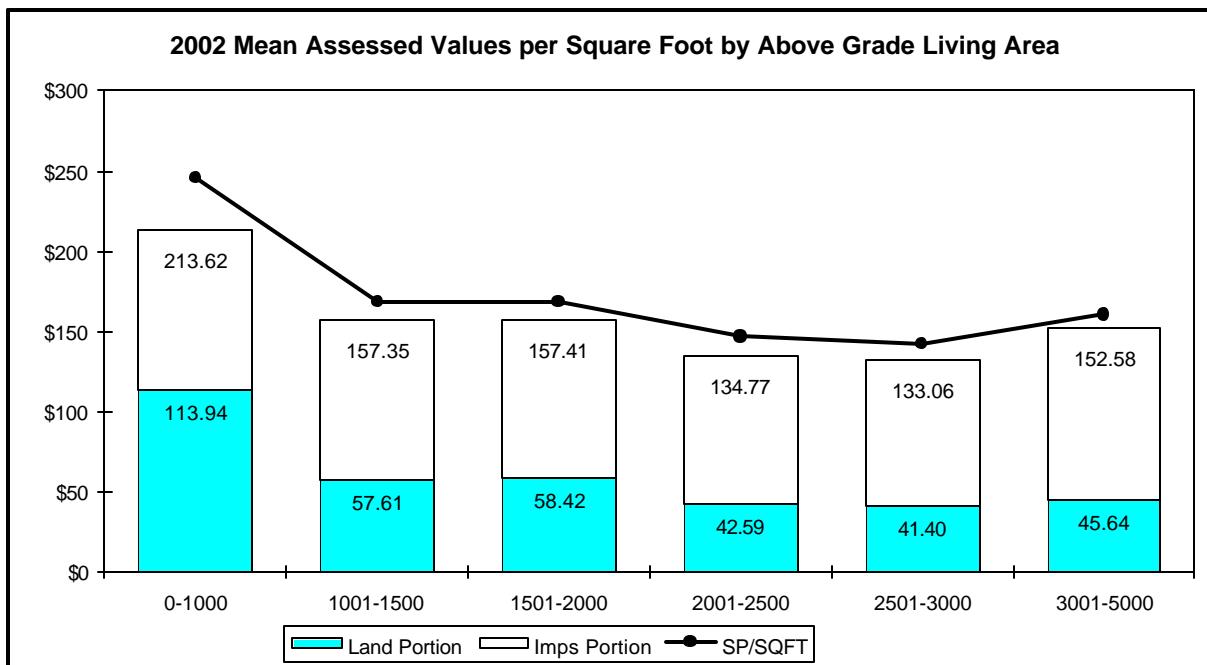
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



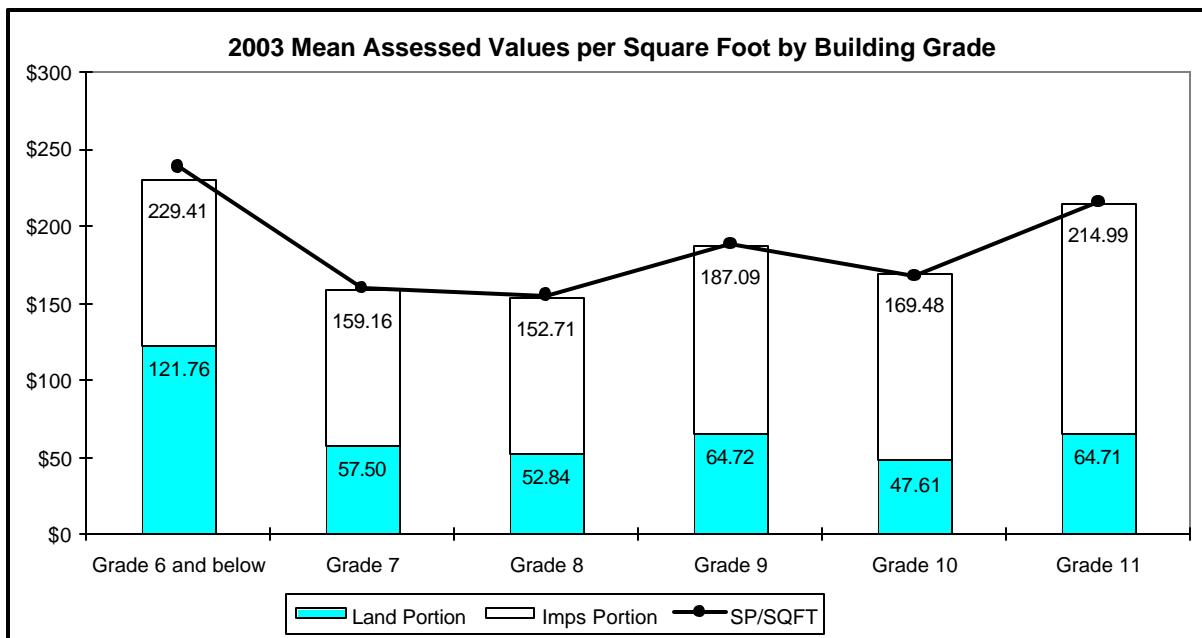
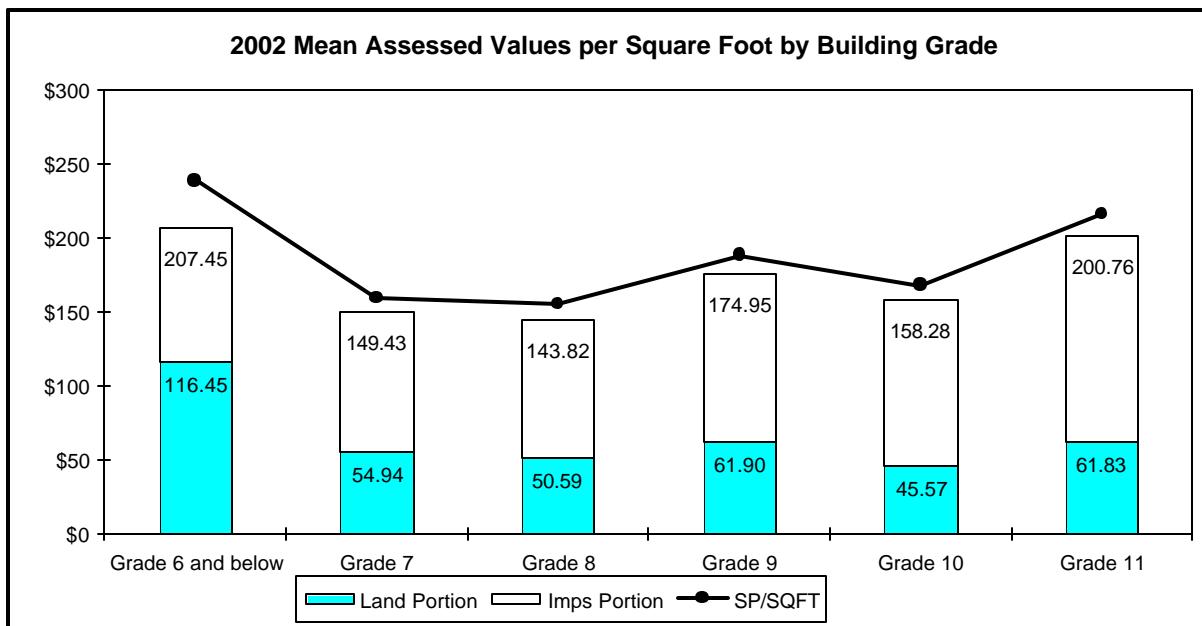
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were 7 Grade 5's and 10 Grade 6's in the sales sample.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 24 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.5% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 448 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the subdivision of Bluffs at Redondo was assessed at a higher level than other parcels and required a smaller upward adjustment. The subdivisions of Applewood and Twin Lakes View were also assessed at a higher level and required a slight downward adjustment. Houses with less than 1000 square feet above grade living area and one story houses without basements were assessed at a lower level and required a greater upward adjustment. This upward adjustment was not applied to waterfront properties with unrestricted waterfront access.

The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value /  $(0.9370931 + 0.04375898 \text{ if in Major 087390} + 0.07106851 \text{ if in Major 025130} + 0.08461884 \text{ if in Major 873218} + -0.06865755 \text{ if Above Grade Living Area is less than 1000 and either no Puget Sound waterfront or Puget Sound waterfront with restricted access}} + -0.04238153 \text{ if One-Story without basement in SubArea 9 or 11 with 1000 square feet or more of 1st floor area and either no Puget Sound waterfront or Puget Sound waterfront with restricted access.})$

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.077)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.00).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2003 Total Value = 2003 Land Value + Previous Improvement Value \* 1.077, with results rounded down to the next \$1,000

## ***Improved Parcel Update (continued)***

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 52 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

6.71%

<b>Major 087390</b> <b>(Bluffs at Redondo)</b>	Yes
% Adjustment	-4.76%
<b>Major 026130</b> <b>(Applewood)</b>	Yes
% Adjustment	-7.52%
<b>Major 873218</b> <b>(Twin Lakes View)</b>	Yes
% Adjustment	-8.84%
<b>Above Grade Living Area&lt;1000, Not Waterfront</b>	Yes
% Adjustment	8.44%
<b>One Story no Basement, in SubArea 9 or 11, 1st Floor&gt;=1000 Sqft, Not Waterfront</b>	Yes
% Adjustment	5.05%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a one-story house in sub area 9 with 1200 square feet of 1st floor area and no waterfront would *approximately* receive a 11.76% upward adjustment (6.71% + 5.05%). 175 parcels will receive this adjustment.

A one story house without basement with 900 square feet on the first floor and no waterfront would receive an approximate upward adjustment of 15.15% (6.71% + 8.44%). 282 parcels will receive this adjustment.

There are no multi-variable adjustments.

88% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 52 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
087390	Bluffs at Redondo	23	28	82.1%	NE-32-22-4	10	7	2001 thru 2002	S 279 <sup>th</sup> St & 16 <sup>th</sup> AV S
025130	Applewood	6	33	18.2%	SE-32-22-4	10	8	1988 thru 1990	S 288 <sup>th</sup> St & Pacific Hwy S
873218	Twin Lakes View	7	31	22.6%	NW-14-21-3	14	8	1985 thru 1989	SW 325 <sup>th</sup> Way & 47 <sup>th</sup> AV SW

## Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Grade 6 and below	17	0.876	0.966	10.2%	0.911	1.020
7	175	0.940	0.999	6.2%	0.986	1.011
8	161	0.928	0.986	6.3%	0.971	1.000
9	55	0.926	0.990	6.9%	0.960	1.019
10	31	0.946	1.013	7.0%	0.973	1.052
11	9	0.931	0.998	7.2%	0.916	1.080
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	23	0.908	0.985	8.5%	0.922	1.048
1951-1960	34	0.927	0.994	7.2%	0.962	1.026
1961-1970	96	0.930	0.998	7.4%	0.978	1.019
1971-1980	99	0.918	0.982	7.0%	0.963	1.001
1981-1990	117	0.942	0.999	6.1%	0.983	1.015
1991-2000	52	0.934	0.998	6.9%	0.974	1.022
2001-2003	27	0.952	0.980	3.0%	0.958	1.003
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	369	0.934	0.994	6.4%	0.984	1.003
Good	73	0.922	0.992	7.6%	0.970	1.014
Very Good	6	0.897	0.962	7.2%	0.818	1.106
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	285	0.930	0.996	7.0%	0.985	1.007
1.5	14	0.930	0.991	6.5%	0.917	1.064
2	149	0.934	0.990	6.0%	0.975	1.005

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	20	0.865	0.976	12.8%	0.929	1.023
1001-1500	181	0.935	0.991	6.0%	0.979	1.004
1501-2000	116	0.934	0.996	6.7%	0.977	1.015
2001-2500	59	0.917	0.973	6.1%	0.947	0.998
2501-3000	40	0.934	0.998	6.9%	0.966	1.030
3001-5000	32	0.949	1.014	6.8%	0.979	1.049
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	300	0.930	0.988	6.2%	0.978	0.997
Y	148	0.933	0.999	7.1%	0.981	1.018
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	428	0.931	0.992	6.6%	0.983	1.001
Y	20	0.937	1.004	7.1%	0.948	1.059
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
9	39	0.926	0.992	7.2%	0.954	1.031
10	138	0.942	0.993	5.4%	0.981	1.005
11	131	0.926	0.996	7.5%	0.978	1.014
14	140	0.931	0.991	6.4%	0.975	1.007
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-8000	120	0.939	0.989	5.3%	0.975	1.002
8001-12000	179	0.932	0.996	6.9%	0.983	1.009
12001-16000	82	0.930	0.996	7.1%	0.971	1.020
16001-20000	26	0.920	0.982	6.7%	0.936	1.028
20001-30000	21	0.906	0.979	8.0%	0.934	1.025
over 30000	20	0.948	1.011	6.6%	0.950	1.071

## Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.993.

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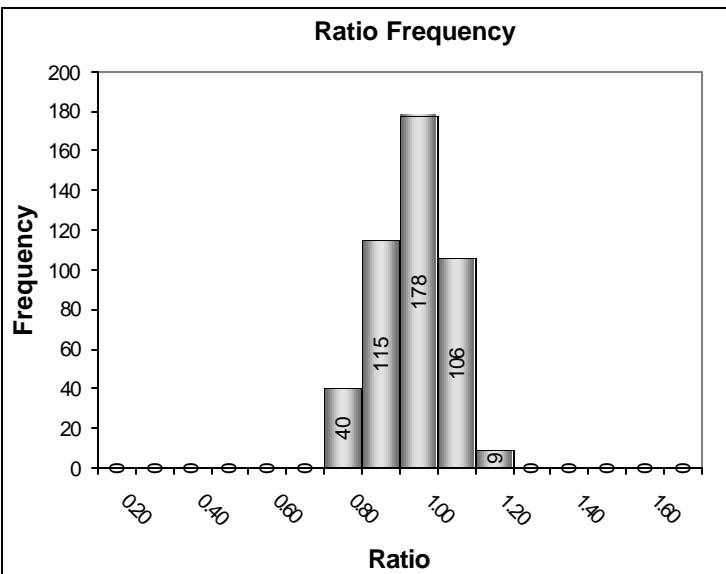
It is difficult to draw valid conclusions when the sales count is low.

Major 087390 (Bluffs at Redondo)		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	425	0.929	0.993	6.9%	0.984	1.002	
Y	23	0.979	0.996	1.7%	0.973	1.018	
Major 026130 (Applewood)		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	442	0.931	0.993	6.7%	0.984	1.002	
Y	6	1.007	0.998	-0.9%	0.946	1.050	
Major 873218 (Twin Lakes View)		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	441	0.931	0.993	6.7%	0.984	1.002	
Y	7	1.018	0.992	-2.5%	0.937	1.048	
Above Grade Living Area<1000, Not Waterfront		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	432	0.933	0.993	6.4%	0.984	1.002	
Y	16	0.860	0.988	14.9%	0.936	1.040	
One Story no Basement, in SubArea 9 or 11, 1st Floor>=1000 Sqft, Not Waterfront		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	417	0.935	0.994	6.3%	0.985	1.003	
Y	31	0.880	0.982	11.6%	0.942	1.022	

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> SW Crew / Team - 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 5/28/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>52 - Woodmont/Redondo</b>	<b>Appr ID:</b> <b>DGIB</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	448		
<b>Mean Assessed Value</b>	266,500		
<b>Mean Sales Price</b>	286,100		
<b>Standard Deviation AV</b>	128,844		
<b>Standard Deviation SP</b>	137,304		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.936		
<b>Median Ratio</b>	0.941		
<b>Weighted Mean Ratio</b>	0.931		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.705		
<b>Highest ratio:</b>	1.172		
<b>Coefficient of Dispersion</b>	7.88%		
<b>Standard Deviation</b>	0.091		
<b>Coefficient of Variation</b>	9.76%		
<b>Price Related Differential (PRD)</b>	1.005		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.930		
<i>Upper limit</i>	0.955		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.928		
<i>Upper limit</i>	0.945		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4456		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.091		
<b>Recommended minimum:</b>	13		
<b>Actual sample size:</b>	448		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	216		
# ratios above mean:	232		
<i>Z:</i>	0.756		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



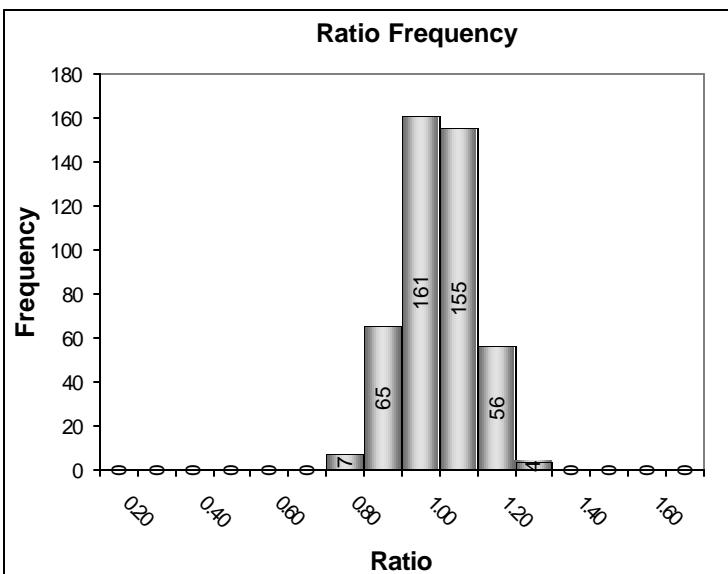
### COMMENTS:

1 to 3 Unit Residences throughout area 52

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> SW Crew / Team - 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 5/28/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>52 - Woodmont/Redondo</b>	<b>Appr ID:</b> <b>DGIB</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	448		
<b>Mean Assessed Value</b>	284,100		
<b>Mean Sales Price</b>	286,100		
<b>Standard Deviation AV</b>	137,867		
<b>Standard Deviation SP</b>	137,304		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.998		
<b>Weighted Mean Ratio</b>	0.993		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.750		
<b>Highest ratio:</b>	1.250		
<b>Coefficient of Dispersion</b>	7.57%		
<b>Standard Deviation</b>	0.094		
<b>Coefficient of Variation</b>	9.46%		
<b>Price Related Differential (PRD)</b>	1.005		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.010		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.007		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4456		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.094		
<b>Recommended minimum:</b>	14		
<b>Actual sample size:</b>	448		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	224		
# ratios above mean:	224		
<b>Z:</b>	0.000		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 52

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	720360	1495	6/7/01	176000	660	0	5	1918	5	6233	Y	N	916 S 281ST ST
9	119600	0205	4/5/02	289500	670	160	5	1902	4	2560	Y	Y	310 SW 292ND ST
9	953660	0660	9/24/01	180000	810	0	5	1920	3	9201	Y	N	904 S 270TH ST
9	720420	0035	7/1/02	249000	910	400	6	1930	3	29185	Y	N	914 S 277TH ST
9	200900	0765	3/1/02	204000	1430	0	6	1987	3	9000	N	N	21633 4TH PL S
9	201380	2000	12/20/02	216750	1840	0	6	1959	3	9000	N	N	24632 8TH AV S
9	953660	0270	5/30/01	278000	1020	750	7	1958	3	7170	Y	N	26431 MARINE VIEW DR S
9	256080	5125	11/24/01	167000	1120	440	7	1958	3	10827	N	N	25110 8TH PL S
9	322204	9179	10/3/01	245000	1120	0	7	1992	3	7045	Y	N	800 S 280TH ST
9	119600	0215	1/16/02	476000	1130	870	7	1975	4	3400	Y	Y	306 SW 292ND ST
9	119600	1790	6/27/01	245000	1240	600	7	1977	3	9750	Y	N	616 SW 294TH ST
9	953660	0665	3/4/02	240500	1280	0	7	1970	3	4080	Y	N	26926 9TH AV S
9	720360	0055	7/26/01	475000	1510	0	7	1957	4	5400	Y	Y	28724 REDONDO BEACH DR S
9	172204	9090	10/23/02	690000	1770	1010	7	1949	3	40946	Y	Y	23115 MARINE VIEW DR S
													28857 REDONDO SHORES DR S
9	052104	9079	7/17/01	359000	1860	0	7	1990	3	4791	Y	N	
9	119600	0024	6/19/02	548000	2560	0	7	1920	5	11800	Y	Y	29006 REDONDO BEACH DR S
9	200900	0915	4/25/02	260000	1470	800	8	1964	3	17534	N	N	21626 3RD AV S
9	119600	1781	3/29/01	340000	1510	780	8	1974	3	6500	Y	N	604 SW 294TH ST
9	172204	9120	6/10/02	360000	1530	1490	8	1977	3	13939	Y	N	732 S 231ST ST
9	506740	0097	11/26/02	257000	1560	200	8	1955	3	15000	N	N	920 S 258TH PL
9	953660	0205	6/4/01	500000	1900	750	8	2001	3	5467	Y	N	26482 8TH AV S
9	506740	0044	6/11/02	715000	1930	0	8	1965	3	24394	Y	Y	25643 MARINE VIEW DR S
9	200900	0575	12/10/01	285000	1950	0	8	1986	3	15350	N	N	21630 5TH AV S
9	200900	0470	8/28/01	357500	2100	0	8	1942	4	11500	N	N	21617 6TH AV S
9	201380	1802	11/8/02	355000	2290	0	8	1989	3	13270	N	N	24515 MARINE VIEW DR S
9	119600	0307	9/24/01	630000	2970	0	8	1981	3	16300	Y	Y	508 SW 293RD ST
9	769545	0020	10/29/02	375000	1610	890	9	1979	3	15625	Y	N	27308 10TH PL S
9	506740	0052	6/20/02	620000	1680	0	9	1966	4	32234	Y	Y	25647 MARINE VIEW DR S
9	769545	0010	3/15/02	395000	1720	1030	9	1981	3	14300	Y	N	27318 10TH PL S
9	720360	0670	3/26/02	560000	2080	370	9	1994	3	3105	Y	N	28436 REDONDO BEACH DR S

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	511940	0050	5/4/01	610000	2310	1000	9	1981	3	14999	Y	N	23922 7TH AV S
9	119600	0665	2/19/02	389900	2550	0	9	1990	3	10500	Y	N	306 SW 293RD ST
9	119600	0662	8/27/02	478500	2930	0	9	1988	3	10500	Y	N	29203 3RD AV SW
9	119600	0485	11/27/02	812500	3050	690	9	1986	3	19500	Y	Y	616 SW 293RD ST
9	506840	0025	3/7/02	965000	3250	0	9	1999	3	46173	Y	Y	26037 MARINE VIEW DR S
9	769545	0100	10/28/02	515000	3030	500	10	1991	3	14850	Y	N	816 S 273RD CT
9	720360	0625	5/9/02	600000	3300	0	10	1986	3	12200	Y	N	28431 4TH PL S
9	511940	0070	6/8/01	987500	2400	1230	11	1984	3	14948	Y	Y	610 S 239TH ST
9	119600	2397	10/29/02	656000	3040	910	11	1988	3	18240	Y	N	29415 10TH AV SW
10	953660	1125	9/27/02	155000	820	0	6	1950	3	8100	N	N	26839 16TH AV S
10	953660	1775	12/4/01	164500	1060	0	6	1970	3	9248	N	N	27035 13TH AV S
10	720360	1480	7/11/01	225000	1250	0	6	1980	3	4000	Y	N	28120 9TH PL S
10	720360	1475	12/21/01	202500	650	650	7	1936	4	4000	Y	N	28116 9TH AV S
10	720300	0605	5/24/01	185000	770	400	7	1973	4	6000	N	N	28612 13TH AV S
10	638511	0240	10/25/01	195000	930	550	7	1985	3	7000	N	N	26010 11TH PL S
10	953680	0010	5/10/02	188000	1000	440	7	1983	3	8176	N	N	1417 S 263RD PL
10	720300	0345	5/16/01	189000	1030	760	7	1974	4	6000	N	N	28714 14TH AV S
10	752410	0260	1/24/01	152000	1040	0	7	1966	3	7350	N	N	25914 13TH PL S
10	953660	1951	2/28/01	155000	1040	0	7	1956	5	7500	N	N	1410 S 272ND ST
10	720300	0050	4/11/01	198500	1050	1050	7	1977	3	6895	N	N	28431 15TH PL S
10	953660	1865	9/17/02	178500	1050	0	7	1977	4	8100	N	N	27037 14TH AV S
10	720300	0555	3/16/01	160000	1060	0	7	1964	4	6000	N	N	28615 14TH AV S
10	752260	0080	9/23/02	175000	1060	0	7	1967	4	8800	N	N	26218 14TH PL S
10	752410	0370	3/20/01	151500	1060	0	7	1967	3	7725	N	N	25947 13TH PL S
10	953660	1920	7/25/02	157000	1060	0	7	1959	3	9450	N	N	27010 14TH AV S
10	894730	0150	3/22/02	180000	1070	300	7	1964	4	7210	N	N	1405 S 257TH PL
10	506740	0156	5/20/02	322250	1090	280	7	1949	5	27360	N	N	25826 11TH AV S
10	720300	0115	6/19/01	165000	1090	780	7	1975	3	6500	N	N	28410 15TH AV S
10	894730	0020	8/9/01	174600	1090	770	7	1977	3	7656	N	N	25606 14TH PL S
10	720300	0015	10/17/01	172000	1100	0	7	1975	3	6663	N	N	28417 15TH PL S
10	752410	0040	4/19/01	164950	1110	0	7	1967	3	6489	N	N	1418 S 259TH ST

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**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	953660	1765	12/4/01	170000	1130	590	7	1966	3	8100	N	N	1232 S 272ND ST
10	638511	0230	5/23/01	203450	1140	380	7	1984	3	7200	N	N	26016 11TH PL S
10	953660	1880	5/30/01	175000	1140	0	7	1977	3	8100	N	N	27009 14TH AV S
10	720300	0010	3/2/01	146000	1160	0	7	1975	4	6922	N	N	28411 15TH PL S
10	638511	0300	8/13/02	210000	1200	380	7	1984	3	7150	N	N	26025 11TH PL S
10	953660	1766	8/28/02	236900	1200	1200	7	1966	3	8100	Y	N	1224 S 272ND ST
10	894730	0140	12/7/01	163000	1220	0	7	1967	3	8280	N	N	1413 S 257TH PL
10	953680	0060	7/26/01	193000	1230	280	7	1983	3	14498	N	N	1434 S 263RD PL
10	720551	0480	1/18/02	190000	1240	860	7	1975	3	9520	N	N	1313 S 275TH PL
10	720551	0500	2/5/01	208000	1240	570	7	1975	3	7665	N	N	1327 S 275TH PL
10	953660	2001	12/6/02	162000	1240	0	7	1959	3	9450	N	N	27011 15TH AV S
10	087390	0010	2/14/02	242000	1250	780	7	2001	3	6948	N	N	1302 S 277TH PL
10	087390	0050	7/30/02	242000	1250	780	7	2002	3	6615	N	N	1320 S 277TH PL
10	087390	0100	4/12/01	241950	1250	780	7	2001	3	7486	N	N	1354 S 277TH PL
10	087390	0170	7/10/01	247950	1250	780	7	2001	3	5744	N	N	1347 S 277TH PL
10	087390	0200	2/13/02	245000	1250	780	7	2002	3	5773	N	N	1335 S 277TH PL
10	087390	0210	11/7/02	243950	1250	780	7	2002	3	6256	N	N	1331 S 277TH PL
10	087390	0260	1/24/01	264000	1250	780	7	2001	3	6548	N	N	1311 S 277TH PL
10	720551	0230	8/23/01	195000	1250	450	7	1974	3	7210	N	N	27530 12TH PL S
10	720551	0400	10/12/01	209990	1250	450	7	1975	3	7210	N	N	1401 S 276TH PL
10	720551	0540	3/16/01	205000	1250	820	7	1975	3	9452	N	N	27508 14TH PL S
10	720540	0097	1/28/02	183000	1260	0	7	1948	4	18032	N	N	1320 S 279TH ST
10	752420	0260	11/25/02	200000	1260	0	7	1967	3	8000	N	N	1311 S 262ND ST
10	087390	0060	11/27/01	259950	1270	690	7	2002	3	6615	N	N	1324 S 277TH PL
10	087390	0110	5/14/01	234950	1270	690	7	2001	3	5999	N	N	1358 S 277TH PL
10	087390	0190	6/12/02	245000	1270	690	7	2002	3	5393	N	N	1339 S 277TH PL
10	087390	0250	3/28/01	230000	1270	690	7	2001	3	6543	N	N	1315 S 277TH PL
10	752400	0070	12/2/02	178400	1290	0	7	1966	3	7125	N	N	25842 13TH PL S
10	752400	0180	1/22/02	190000	1290	0	7	1966	3	7475	N	N	1209 S 259TH PL
10	752410	0030	5/14/02	162500	1290	0	7	1966	3	7622	N	N	1412 S 259TH ST
10	752410	0110	12/3/02	183300	1290	0	7	1966	4	7725	N	N	26010 14TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	752260	0050	3/20/01	172000	1300	0	7	1967	4	7469	N	N	26116 14TH PL S
10	752420	0060	11/19/02	178000	1300	0	7	1967	4	7725	N	N	26228 14TH AV S
10	894730	0110	8/10/01	165000	1300	0	7	1968	3	8680	N	N	1422 S 257TH PL
10	752400	0190	4/5/01	188000	1310	280	7	1966	3	5850	N	N	1205 S 259TH PL
10	720300	0215	6/11/01	195400	1330	660	7	1978	4	11400	N	N	28710 15TH AV S
10	752270	0060	5/24/01	218950	1340	540	7	1969	4	5700	N	N	1431 S 260TH PL
10	720540	0111	1/30/01	180000	1370	0	7	1999	3	8880	N	N	27810 13TH AV S
10	691810	0020	9/17/01	222000	1400	930	7	1984	4	8822	N	N	1437 S 259TH ST
10	953660	1040	10/26/01	180000	1400	0	7	1960	4	9450	N	N	26817 15TH AV S
10	292204	9075	6/18/02	168000	1430	0	7	1989	3	11609	N	N	25808 14TH LN S
10	720550	0020	9/5/01	173500	1430	0	7	1965	4	9348	N	N	1555 S 276TH ST
10	752410	0080	3/6/02	182700	1430	0	7	1966	3	7725	N	N	25912 14TH AV S
10	720300	0465	5/9/02	182000	1450	0	7	1972	3	9333	Y	N	28436 14TH AV S
10	720540	0060	10/10/01	174950	1450	0	7	1956	3	18000	N	N	1362 S 279TH ST
10	752420	0050	8/27/02	197000	1460	0	7	1967	4	7210	N	N	26222 14TH AV S
10	720300	0410	1/23/02	215000	1490	0	7	1967	3	8000	N	N	28620 14TH AV S
10	752260	0110	8/19/02	204500	1540	0	7	1967	4	6600	N	N	26229 14TH PL S
10	752400	0010	3/15/02	225000	1570	0	7	1996	3	5240	N	N	1313 S 258TH ST
10	953680	0080	7/25/01	210000	1570	0	7	1983	4	14495	N	N	1422 S 263RD PL
10	953680	0020	9/28/01	199000	1650	0	7	1983	3	9743	N	N	1421 S 263RD PL
10	720540	0112	7/23/02	209000	1660	0	7	1999	3	8880	N	N	27802 13TH AV S
10	953660	1925	10/22/01	181500	1660	0	7	1959	3	9450	N	N	27018 14TH AV S
10	752420	0180	7/29/02	187000	1690	0	7	1967	4	7725	N	N	26209 13TH PL S
10	506740	0139	3/8/01	320000	1750	1750	7	1940	5	48787	N	N	25610 MARINE VIEW DR S
10	953680	0030	5/6/02	214950	1750	0	7	1983	3	11527	N	N	1431 S 263RD PL
10	720360	1630	4/6/01	325000	1800	0	7	1993	4	3870	Y	N	28102 8TH AV S
10	720420	0136	12/27/02	389000	1810	1110	7	1959	4	119354	Y	N	27824 10TH AV S
10	720551	0530	10/24/01	202500	1850	0	7	1975	3	14400	N	N	27512 14TH PL S
10	752260	0130	8/27/01	180000	1890	0	7	1967	3	8625	N	N	26215 14TH PL S
10	087390	0120	5/23/01	232950	1920	0	7	2001	3	5097	N	N	1362 S 277TH PL
10	087390	0130	8/27/01	229950	1920	0	7	2002	3	6317	N	N	1363 S 277TH PL

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**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	720540	0005	3/19/02	220000	1920	0	7	2002	3	6000	N	N	1357 S 277TH PL
10	087390	0020	10/29/02	255000	2020	0	7	2001	3	6237	N	N	1306 S 277TH PL
10	087390	0030	4/23/01	247770	2020	0	7	2001	3	6615	N	N	1312 S 277TH PL
10	087390	0150	1/11/02	239950	2020	0	7	2002	3	4914	N	N	1355 S 277TH PL
10	087390	0160	11/23/01	252950	2020	0	7	2002	3	5252	N	N	1351 S 277TH PL
10	087390	0230	3/21/02	249950	2024	0	7	2002	3	5225	N	N	1323 S 277TH PL
10	087390	0040	5/23/01	239950	2050	0	7	2001	3	6615	N	N	1316 S 277TH PL
10	087390	0090	9/25/01	249950	2050	0	7	2001	3	10883	N	N	1336 S 277TH PL
10	087390	0220	3/8/02	263990	2050	0	7	2002	3	6087	N	N	1327 S 277TH PL
10	087390	0240	12/12/01	250000	2050	0	7	2002	3	5787	N	N	1319 S 277TH PL
10	087390	0270	11/7/02	242000	2050	0	7	2002	3	7049	N	N	1305 S 277TH PL
10	506740	0163	7/29/02	239950	2060	0	7	1991	3	12826	N	N	25834 11TH AV S
10	691810	0260	5/21/01	180997	1090	530	8	1985	3	9680	N	N	25813 15TH AV S
10	516210	0190	5/3/01	204700	1160	600	8	1984	3	7213	N	N	1333 S 290TH ST
10	638511	0380	4/28/01	231000	1190	1010	8	1979	3	7600	N	N	936 S 261ST PL
10	638510	0080	11/8/02	200000	1200	480	8	1977	3	6600	N	N	1019 S 262ND PL
10	953660	0378	6/4/02	285000	1280	600	8	1979	3	10643	Y	N	26468 MARINE VIEW DR S
10	638511	0140	8/22/02	245000	1290	1200	8	1979	3	7350	N	N	1017 S 261ST PL
10	516210	0750	3/6/02	235000	1310	570	8	1987	3	9915	N	N	28829 13TH AV S
10	506840	0014	11/18/02	234950	1400	490	8	1981	3	8470	N	N	26008 11TH AV S
10	025130	0180	3/7/01	204500	1460	320	8	1989	3	7202	N	N	28305 15TH AV S
10	720551	0340	7/5/02	349950	1490	480	8	1977	4	14290	Y	N	27551 12TH PL S
10	953660	0805	6/25/02	289950	1560	420	8	1962	3	32400	N	N	26856 12TH AV S
10	691810	0170	11/22/02	204950	1570	680	8	1986	3	7882	N	N	25811 15TH PL S
10	516210	0300	12/14/01	368000	1590	1530	8	1982	3	33504	Y	N	28913 15TH PL S
10	516210	0270	4/5/02	330000	1600	110	8	1983	3	15520	Y	N	29045 15TH PL S
10	720360	1450	7/29/02	350000	1680	760	8	1977	3	4000	Y	N	28107 9TH PL S
10	292204	9083	5/15/02	249950	1690	0	8	1966	3	16740	Y	N	26204 WOODMONT DR S
10	516210	0830	8/22/01	225000	1760	0	8	1985	3	8985	N	N	29021 13TH AV S
10	516210	0120	2/27/02	224950	1810	0	8	1984	3	8091	N	N	29026 13TH AV S
10	025130	0160	9/24/01	224950	1840	0	8	1988	3	8544	N	N	28313 15TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	025130	0270	8/16/02	222500	1840	0	8	1988	3	7815	N	N	1416 S 282ND PL
10	025130	0230	7/20/01	212500	1860	0	8	1990	3	7200	N	N	1411 S 282ND PL
10	025130	0300	6/25/01	214900	1910	0	8	1989	3	8450	N	N	28205 15TH AV S
10	516210	0170	6/18/01	223000	2120	0	8	1984	3	7206	N	N	1321 S 290TH PL
10	516210	0390	11/19/02	249950	2130	0	8	1985	3	7831	N	N	28922 13TH AV S
10	025130	0120	2/16/01	222500	2150	0	8	1989	3	8591	N	N	28324 15TH AV S
10	516210	0500	3/28/01	232000	2200	0	8	1986	3	7201	N	N	1414 S 289TH PL
10	516210	0220	9/26/02	414000	2230	1050	8	1982	3	18605	Y	N	29005 15TH PL S
10	516210	0790	8/17/01	244000	2230	0	8	1985	3	9747	N	N	28925 13TH AV S
10	506840	0134	1/4/02	315000	2300	0	8	1998	3	14580	N	N	935 S 263RD ST
10	516210	0530	2/13/02	227500	2360	0	8	1987	3	7632	N	N	28830 14TH CT S
10	516210	0760	3/27/01	228950	2370	0	8	1985	3	9169	N	N	28901 13TH AV S
10	516210	0570	11/14/01	240000	2410	0	8	1986	3	7632	N	N	1312 S 289TH PL
10	516210	0690	8/27/01	244900	2440	0	8	1986	3	11020	N	N	28812 14TH AV S
10	516210	0800	7/25/01	249000	2600	0	8	1985	3	9639	N	N	29003 13TH AV S
10	516210	0730	2/13/01	238000	2610	0	8	1986	3	9877	N	N	28811 13TH AV S
10	506840	0125	4/25/02	325000	2680	0	8	1999	3	10996	N	N	1040 S 264TH ST
10	506840	0123	9/26/02	322000	2704	0	8	1999	3	11381	N	N	1048 S 264TH ST
10	516210	0370	11/15/02	240000	2720	0	8	1985	3	8146	N	N	1316 S 290TH PL
10	322204	9114	5/16/01	456400	2780	0	8	1968	3	40510	Y	N	1132 S 274TH PL
10	720300	0810	2/28/02	415000	2360	0	9	1992	3	12000	Y	N	28623 13TH AV S
10	953720	0070	5/28/02	425000	2540	1870	9	1981	3	14375	N	N	26415 WOODMONT DR S
10	720300	0880	4/4/02	449000	3180	0	9	2000	3	8000	Y	N	28619 13TH AV S
11	720360	0260	11/15/02	219000	940	0	6	1924	4	4986	Y	N	28726 SOUND VIEW DR S
11	720535	0050	9/4/01	153000	900	430	7	1972	3	13300	N	N	29926 4TH AV S
11	692860	0050	2/25/02	135900	910	0	7	1962	3	10875	N	N	255 S 301ST ST
11	692860	0560	8/22/02	163500	980	0	7	1962	3	8905	N	N	29715 4TH AV S
11	692860	0380	10/26/01	200000	1010	1010	7	1996	3	8750	N	N	29734 3RD AV S
11	692860	0430	11/26/02	166000	1020	500	7	1962	3	9625	N	N	29916 3RD AV S
11	720535	0090	5/22/01	178950	1050	520	7	1974	3	13300	N	N	29754 4TH AV S
11	720535	0110	4/22/02	230000	1050	530	7	1975	3	14250	N	N	29744 4TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	119600	0840	8/8/01	216000	1060	0	7	1960	3	9000	Y	N	211 SW 292ND ST
11	692860	0310	9/18/02	198000	1070	570	7	1962	4	10400	N	N	29719 3RD AV S
11	692860	0260	5/22/02	221800	1110	1030	7	1962	4	10800	N	N	29759 3RD AV S
11	039600	0010	11/4/02	159000	1120	0	7	1964	4	9000	N	N	30055 6TH AV SW
11	039590	0080	10/17/02	164000	1150	0	7	1963	3	10360	N	N	30011 5TH AV SW
11	692860	0250	1/28/02	210000	1150	1150	7	1962	3	9375	N	N	242 S 299TH ST
11	233700	0140	3/22/02	204000	1200	0	7	1967	3	9630	N	N	547 SW 298TH ST
11	233700	0140	3/8/01	182400	1200	0	7	1967	3	9630	N	N	547 SW 298TH ST
11	052104	9131	2/7/02	197000	1240	1240	7	1962	3	19602	N	N	30220 1ST AV S
11	039600	0040	1/2/02	172000	1250	0	7	1967	3	10658	N	N	30039 6TH AV SW
11	720500	0100	5/15/02	205700	1310	0	7	1966	3	9102	N	N	30030 4TH AV SW
11	506880	0050	1/24/02	211000	1320	1320	7	1971	3	11000	N	N	750 SW 301ST PL
11	515160	0485	9/12/01	175000	1320	500	7	1960	3	12000	N	N	1112 S 299TH PL
11	233690	0110	10/25/02	179950	1360	0	7	1966	3	11374	N	N	609 SW 299TH PL
11	720500	0080	12/18/01	190000	1370	0	7	1966	4	10050	N	N	29913 4TH AV SW
11	720500	0160	5/23/01	192000	1380	650	7	1966	4	10764	N	N	29914 4TH AV SW
11	720533	0070	8/17/01	196000	1380	440	7	1975	4	10965	N	N	29922 3RD AV SW
11	233680	0100	7/10/02	180000	1510	0	7	1963	3	9588	N	N	601 SW 299TH ST
11	720500	0140	12/24/02	205000	1640	700	7	1964	4	10508	N	N	29930 4TH AV SW
11	233690	0150	9/17/02	205000	1670	0	7	1963	4	9588	N	N	649 SW 299TH PL
11	052104	9140	2/27/01	225000	1680	0	7	1947	4	9002	Y	N	29650 1ST AV S
11	720532	0240	7/12/01	247950	1830	0	7	1974	4	9400	Y	N	29811 2ND PL SW
11	720530	0140	5/8/02	191000	1170	950	8	1974	3	10080	N	N	29903 3RD AV SW
11	201970	0040	6/4/02	210000	1180	0	8	1978	3	9590	N	N	721 SW 298TH PL
11	513700	0020	2/14/02	245000	1180	1150	8	1966	4	9600	Y	N	30024 2ND AV SW
11	513700	0030	11/6/02	225000	1180	620	8	1966	4	9600	Y	N	30018 2ND AV SW
11	513710	0040	10/7/02	239900	1230	850	8	1976	4	10416	Y	N	29723 1ST AV S
11	515160	0105	2/7/02	217000	1270	560	8	1959	3	12320	N	N	29815 8TH PL S
11	119600	1240	4/17/02	279500	1290	500	8	1979	3	12750	Y	N	110 SW 294TH ST
11	506880	0060	2/7/01	205000	1290	910	8	1977	4	11200	N	N	754 SW 301ST PL
11	513730	0010	11/7/01	248000	1330	1000	8	1968	3	10112	Y	N	29904 2ND AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	515190	0080	9/25/02	228000	1370	650	8	1959	4	13500	N	N	29647 8TH AV S
11	513700	0080	6/12/02	302500	1390	600	8	1966	4	9000	Y	N	129 SW 299TH PL
11	515160	0205	3/6/02	181500	1400	0	8	1959	3	12000	N	N	29636 8TH AV S
11	515260	0070	9/10/02	222500	1400	880	8	1974	3	9500	N	N	30233 8TH AV S
11	515200	0080	11/27/01	188000	1440	0	8	1961	4	8000	N	N	606 S 301ST ST
11	515296	0220	3/1/02	339000	1480	1000	8	1980	3	9700	Y	N	915 S MARINE HILLS WY
11	720580	0010	4/23/01	346500	1480	940	8	1967	4	13110	Y	N	28805 11TH AV S
11	515160	0235	3/7/01	269500	1490	720	8	1960	3	11726	N	N	827 S 296TH PL
11	515160	0530	7/1/02	302000	1510	1170	8	1960	3	12000	Y	N	920 S 296TH PL
11	515190	0110	8/5/02	229000	1510	0	8	1960	4	11200	N	N	652 S 298TH ST
11	039600	0050	2/21/01	170000	1520	0	8	1967	3	10695	N	N	30031 6TH AV SW
11	515160	0405	7/25/02	235000	1540	0	8	1959	4	14600	N	N	29636 10TH PL S
11	186270	0010	5/20/02	245500	1560	1100	8	1983	3	13760	N	N	29622 4TH AV S
11	516200	0100	8/23/02	267950	1590	1190	8	1977	4	7150	N	N	29253 12TH PL S
11	515296	0330	4/24/02	342450	1600	930	8	1975	3	9500	Y	N	1002 S 286TH PL
11	186270	0070	5/7/02	249999	1610	1110	8	1983	3	11550	N	N	29508 4TH AV S
11	515190	0060	11/25/02	222500	1630	1000	8	1960	3	12000	N	N	29631 8TH AV S
11	186270	0230	8/2/02	265000	1690	520	8	1980	3	8240	Y	N	29513 3RD AV S
11	119600	1255	4/1/02	307500	1760	1590	8	1962	4	25500	Y	N	116 SW 294TH ST
11	515160	0170	1/28/02	198500	1780	0	8	1956	4	12070	N	N	898 S 299TH PL
11	513720	0110	5/22/01	226000	1790	0	8	1966	4	9858	N	N	29621 2ND AV SW
11	515160	0200	4/24/02	279000	1790	1170	8	1957	5	13200	N	N	810 S 297TH PL
11	052104	9130	6/27/02	265000	1860	0	8	1964	3	21780	Y	N	29808 1ST AV S
11	515160	0285	7/19/02	230000	1870	0	8	1957	4	12555	N	N	29645 10TH PL S
11	515240	0040	8/27/01	392000	1870	1340	8	1968	4	15707	Y	N	912 S 294TH PL
11	516200	0060	7/26/02	266000	1880	1800	8	1977	4	8800	N	N	1206 S 293RD PL
11	515160	0015	7/25/01	206000	1900	0	8	1963	4	12000	N	N	921 S 299TH PL
11	720570	0050	3/5/01	300000	1910	1020	8	1962	3	13840	Y	N	28945 11TH PL S
11	119600	3431	7/31/01	300000	2070	340	8	1991	3	13125	Y	N	29423 1ST AV S
11	515160	0045	12/13/01	236000	2070	380	8	1969	4	13050	N	N	29906 8TH PL S
11	233700	0010	8/22/02	310000	2200	1010	8	1977	3	9760	Y	N	566 SW 298TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	233700	0100	12/12/02	326987	2250	0	8	1990	3	9810	Y	N	507 SW 298TH ST
11	720580	0140	2/23/01	249000	2440	0	8	1971	4	7100	N	N	28907 12TH AV S
11	720532	0160	5/17/01	325000	2610	490	8	1969	3	9576	Y	N	29806 2ND PL SW
11	516201	0030	5/21/02	239930	2770	0	8	1977	3	9750	N	N	28931 12TH AV S
11	516201	0130	7/18/02	258000	2770	0	8	1977	3	15120	N	N	28922 12TH AV S
11	516200	0210	6/25/01	240000	2820	0	8	1977	4	10800	N	N	29309 13TH AV S
11	516201	0020	6/11/02	280000	2880	0	8	1977	4	9620	N	N	28925 12TH AV S
11	515296	0090	6/15/01	335000	3220	0	8	1976	4	9325	Y	N	28632 8TH PL S
11	720250	0090	11/28/01	384000	1470	1520	9	1985	3	11200	Y	N	128 S 293RD ST
11	119600	3150	6/19/01	419000	1510	1530	9	2000	3	16062	Y	N	398 SW 295TH PL
11	119600	2948	7/18/01	399000	1600	810	9	1989	3	11900	Y	N	505 SW 294TH ST
11	720570	0120	2/26/02	259950	1650	800	9	1979	3	10769	Y	N	28900 11TH AV S
11	515280	0080	11/6/01	340000	1660	0	9	1973	3	13616	Y	N	942 S 293RD ST
11	515296	0040	7/18/02	387900	1660	900	9	1977	3	9850	Y	N	28629 8TH PL S
11	720510	0090	9/24/02	452500	1750	1000	9	1985	3	12800	Y	N	416 SW 297TH ST
11	513730	0020	4/9/01	430000	1770	1680	9	1982	3	10062	Y	N	29832 2ND AV SW
11	515250	0060	3/9/01	310000	1810	1200	9	1971	3	18700	Y	N	715 S 294TH PL
11	515291	0050	8/30/02	430000	1850	1640	9	1973	4	15180	Y	N	608 S 291ST ST
11	515280	0260	3/10/01	220000	1870	0	9	1967	3	14000	N	N	29317 9TH PL S
11	515270	0110	12/30/02	295000	1910	0	9	1972	4	14000	N	N	29334 7TH PL S
11	720570	0040	1/7/02	387000	1910	600	9	1963	3	12000	Y	N	28933 11TH AV S
11	720560	0130	4/24/01	258000	1980	0	9	1988	3	16900	N	N	29215 13TH PL S
11	776420	0020	4/18/01	444950	1980	1890	9	2000	3	11254	Y	N	124 S 297TH PL
11	515180	0090	4/25/02	380000	2050	1200	9	1967	4	16200	Y	N	934 S 295TH PL
11	543721	0030	4/24/02	450000	2050	1400	9	1978	3	12000	Y	N	109 S 295TH PL
11	515298	0200	11/21/02	395000	2090	1350	9	1976	3	13650	Y	N	429 S 289TH ST
11	515280	0150	11/27/01	355000	2280	0	9	1971	3	12040	Y	N	29114 8TH AV S
11	119600	1620	5/1/01	420000	2490	0	9	1987	3	14390	Y	N	511 SW 293RD ST
11	515160	0370	9/21/02	315000	2690	0	9	1993	3	9430	N	N	29621 11TH PL S
11	720360	0435	5/9/02	515000	2890	990	9	2000	3	3761	Y	N	28633 6TH PL S
11	119600	1365	8/7/01	455000	3040	0	9	1996	3	12750	Y	N	29337 2ND AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	062104	9064	5/10/01	417000	3640	0	9	1989	3	13003	Y	N	29628 8TH AV SW
11	119600	3780	7/13/01	462000	3680	0	9	1997	3	25503	Y	N	29511 2ND PL SW
11	720360	0400	6/13/02	516000	1670	1300	10	1993	3	4957	Y	N	28607 6TH PL S
11	720360	0395	8/14/01	465000	1930	700	10	1994	3	5092	Y	N	28601 6TH PL S
11	515210	0010	4/23/02	394700	1960	1920	10	1985	3	13870	Y	N	911 S 294TH PL
11	515280	0140	6/10/02	299000	2010	0	10	1972	3	13892	N	N	814 S 293RD ST
11	515293	0190	7/25/02	475000	2232	1391	10	1986	3	19022	Y	N	704 S 288TH LN
11	891420	0300	7/13/01	470000	2280	1480	10	1990	3	9590	Y	N	29917 1ST PL S
11	720520	0100	8/17/01	555000	2520	0	10	2001	3	9410	Y	N	443 SW 297TH ST
11	891420	0080	10/2/02	415950	2550	0	10	1993	3	8700	Y	N	30016 1ST PL S
11	891420	0020	8/7/01	416500	2580	0	10	1994	3	10617	Y	N	30015 1ST PL S
11	891420	0130	5/24/02	335000	2780	0	10	1990	3	10859	N	N	30024 2ND CT S
11	891420	0340	9/17/01	399000	2780	0	10	1994	3	9630	N	N	29920 1ST PL S
11	891420	0150	6/19/01	379950	3010	0	10	1990	3	9618	N	N	30014 2ND CT S
11	119600	2942	10/5/01	529000	3020	0	10	1994	3	17000	Y	N	29437 6TH AV SW
11	891420	0220	5/6/02	449950	3080	0	10	1990	3	9601	N	N	29910 2ND AV S
11	891420	0070	5/25/01	420000	3220	0	10	1990	3	11783	Y	N	30022 1ST PL S
11	891420	0200	4/13/01	375000	3270	0	10	1992	3	8641	N	N	29924 2ND AV S
11	515330	0200	4/10/01	380000	3360	0	10	1988	3	10650	N	N	29115 9TH PL S
11	891420	0380	7/10/02	457750	3380	0	10	1990	3	9630	Y	N	29935 2ND AV S
11	891420	0090	8/21/02	420000	3430	0	10	1994	3	10640	N	N	135 S 300TH PL
11	515330	0100	5/11/01	404000	3440	0	10	1991	3	10877	Y	N	936 S 291ST ST
11	052104	9216	8/3/01	575000	3570	620	10	1989	3	13200	Y	N	142 S 293RD PL
11	052104	9224	3/7/01	625000	4190	0	10	2000	3	9772	Y	N	149 S 293RD PL
11	119600	3008	10/1/02	535500	3090	0	11	1994	3	10032	Y	N	426 SW 295TH PL
11	515296	0240	8/6/02	670000	3120	1440	11	1985	3	9400	Y	N	28627 11TH AV S
11	119600	4220	2/26/01	650000	3330	0	11	1990	3	10395	Y	N	610 SW 295TH PL
11	515293	0180	2/6/01	800000	3780	0	11	1979	3	25600	Y	N	708 S 288TH LN
11	515293	0120	7/10/02	660000	4080	0	11	1977	3	25817	Y	N	818 S MARINE HILLS WY
11	515330	0020	5/22/01	610000	4520	0	11	1999	3	9763	Y	N	29120 9TH PL S
14	321020	0275	7/12/01	195000	510	0	5	1934	3	6125	Y	Y	31005 51ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
14	321020	0235	6/1/01	320000	860	400	5	1930	4	10285	Y	Y	31015 51ST AV SW
14	321020	0061	9/27/02	299000	930	0	5	1946	3	35050	Y	Y	31045 53RD AV SW
14	012103	9034	8/20/02	270000	980	0	5	1991	3	28800	Y	N	29815 23RD AV SW
14	102103	9015	6/1/01	156000	950	0	6	1933	3	24868	N	N	5309 SW 316TH ST
14	122103	9038	5/28/02	188500	1710	0	6	1935	3	27060	N	N	30424 21ST AV SW
14	062104	9047	3/28/01	381000	1760	0	6	1946	3	36000	Y	Y	1240 SW 296TH ST
14	189850	0020	4/18/01	139950	840	0	7	1967	3	9600	N	N	31615 54TH AV SW
14	515320	0674	1/15/02	167000	960	910	7	1962	3	13500	N	N	1518 SW DASH POINT RD
14	189850	0030	5/16/02	159900	1030	0	7	1967	3	9600	N	N	31623 54TH AV SW
14	211650	0090	1/22/01	180050	1050	520	7	1987	3	12700	N	N	4451 SW 313TH ST
14	005100	0030	6/12/01	212000	1090	1010	7	1975	4	12015	N	N	2120 SW 304TH ST
14	005100	0250	10/8/02	187950	1090	700	7	1977	3	11970	N	N	30413 23RD AV SW
14	012103	9083	3/8/02	375000	1120	310	7	1970	3	10000	Y	Y	3136 SW 302ND PL
14	416760	0030	5/2/01	181000	1120	850	7	1961	3	12054	N	N	30837 21ST AV SW
14	416770	0090	2/26/01	187500	1120	570	7	1963	3	9680	N	N	2232 SW 307TH ST
14	515320	0375	10/23/01	170000	1120	0	7	1963	3	43560	N	N	1266 SW 304TH ST
14	005100	0090	11/5/02	205000	1160	0	7	1979	3	14374	N	N	2122 SW 305TH ST
14	189850	0080	6/18/01	158400	1190	0	7	1968	3	9600	N	N	31845 54TH AV SW
14	189870	0130	7/26/01	168000	1240	0	7	1971	3	11050	N	N	31434 50TH AV SW
14	189870	0140	10/29/02	147900	1240	0	7	1971	3	9360	N	N	31430 50TH AV SW
14	416790	0280	3/25/02	186775	1260	820	7	1975	3	10335	N	N	2219 SW 308TH ST
14	184080	0065	11/13/02	199950	1280	640	7	1973	3	15200	N	N	31004 50TH AV SW
14	416730	0330	4/2/02	222000	1280	700	7	1976	3	7700	N	N	2119 SW 306TH PL
14	514930	0030	1/9/01	194950	1290	1000	7	1976	3	11250	N	N	1525 SW 308TH PL
14	514930	0060	2/23/02	210000	1290	980	7	1976	3	16250	N	N	1524 SW 308TH PL
14	416780	0070	2/16/02	177000	1300	600	7	1968	3	10890	N	N	2400 SW 308TH PL
14	514930	0430	11/14/02	204000	1300	400	7	1976	3	12800	N	N	1506 SW 306TH ST
14	514930	0430	3/22/01	198000	1300	400	7	1976	3	12800	N	N	1506 SW 306TH ST
14	515320	0672	6/1/01	159000	1300	0	7	1962	3	13500	N	N	1506 SW DASH POINT RD
14	184080	0095	11/26/01	210000	1310	1120	7	1962	3	12875	N	N	4825 SW 310TH ST
14	184080	0085	11/12/01	187500	1320	790	7	1968	3	16261	N	N	31015 49TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
14	416780	0050	1/11/02	183000	1330	720	7	1968	3	11305	N	N	2411 SW 308TH PL
14	873219	0860	9/14/01	159950	1330	0	7	1979	3	8400	N	N	32601 49TH CT SW
14	189860	0130	1/18/02	164500	1360	0	7	1968	3	9600	N	N	31910 53RD AV SW
14	416790	0130	12/10/02	230000	1390	690	7	1976	3	9768	N	N	2205 SW 309TH ST
14	321020	0318	10/1/02	187000	1400	0	7	1992	3	10200	N	N	5414 SW 316TH PL
14	416730	0220	2/21/01	170000	1400	0	7	1976	3	7420	N	N	2425 SW 306TH PL
14	195460	0086	3/5/02	276350	1420	240	7	1963	3	13485	Y	N	29846 12TH AV SW
14	416730	0140	6/21/02	227500	1430	500	7	1976	3	7548	N	N	2408 SW 306TH PL
14	416730	0140	2/22/01	193800	1430	500	7	1976	3	7548	N	N	2408 SW 306TH PL
14	416660	0360	10/10/01	232000	1480	800	7	1952	3	15640	N	N	30020 30TH AV SW
14	321020	0370	6/28/02	189000	1630	0	7	1991	3	11096	N	N	5154 SW 316TH PL
14	416790	0020	7/18/02	274000	1630	1110	7	1976	3	9450	N	N	2124 SW 308TH CT
14	122103	9042	4/27/01	230000	1740	0	7	1932	3	44866	N	N	30454 21ST AV SW
14	184090	0020	11/27/01	230000	1830	0	7	1996	3	15834	N	N	5009 SW 310TH ST
14	195460	0101	8/9/02	280000	1960	0	7	1961	3	13485	Y	N	29876 12TH AV SW
14	416710	0035	9/19/01	256382	1970	0	7	1987	3	9812	N	N	30227 30TH AV SW
14	416660	0230	11/12/02	175000	2060	0	7	1938	3	15050	N	N	30019 30TH AV SW
14	416770	0120	3/15/02	225000	2120	0	7	1966	3	9600	N	N	2420 SW 307TH ST
14	873219	0880	7/17/02	187000	1080	720	8	1979	3	7410	N	N	32609 49TH CT SW
14	189831	0030	7/31/02	196750	1090	1010	8	1987	3	8352	N	N	32400 51ST AV SW
14	873218	0170	10/1/01	187500	1120	310	8	1985	3	7297	N	N	4518 SW 327TH ST
14	873219	0990	2/6/01	185000	1170	840	8	1979	3	7350	N	N	4908 SW 327TH PL
14	119600	4755	12/3/02	370000	1220	1220	8	1961	3	12350	Y	N	1012 SW 296TH ST
14	873218	0070	5/2/01	194000	1240	270	8	1985	3	8203	N	N	4608 SW 327TH ST
14	873218	0190	12/26/01	190700	1240	270	8	1985	3	7211	N	N	32617 45TH CT SW
14	189830	0010	3/18/02	193500	1310	310	8	1983	3	7818	N	N	5016 SW 325TH PL
14	211570	0200	10/29/01	215000	1310	1030	8	1979	3	8400	N	N	31220 47TH PL SW
14	873218	0260	12/27/02	229950	1320	290	8	1986	3	7200	N	N	4521 SW 327TH ST
14	873219	0040	6/17/02	200000	1330	880	8	1979	3	8560	N	N	4622 SW 325TH WY
14	873219	0820	11/21/01	185000	1340	480	8	1979	3	9690	N	N	32628 49TH PL SW
14	189830	0170	5/9/01	177975	1370	0	8	1983	3	8380	N	N	32533 52ND PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
14	211572	0380	9/7/01	182000	1370	0	8	1985	3	5000	N	N	31414 47TH PL SW
14	112103	9030	6/27/01	475000	1390	690	8	1980	3	39750	Y	Y	4346 SW 307TH ST
14	189830	0240	2/2/01	182500	1390	0	8	1984	3	15786	N	N	5233 SW 326TH ST
14	211572	0290	2/22/01	175000	1400	0	8	1986	3	5535	N	N	4715 SW 315TH PL
14	515320	0170	12/16/02	365000	1410	500	8	1954	3	23300	Y	N	1268 SW 300TH PL
14	112103	9116	7/6/01	260000	1440	1000	8	1977	3	22215	N	N	31015 44TH AV SW
14	189831	0260	2/18/02	198000	1440	360	8	1987	3	7409	N	N	5313 SW 326TH ST
14	873218	0060	2/18/02	200850	1440	0	8	1985	3	8792	N	N	4616 SW 327TH ST
14	112103	9105	7/26/02	345000	1450	700	8	1969	3	64468	N	N	4325 SW 307TH ST
14	893760	0050	6/13/02	247400	1450	570	8	1975	3	12998	N	N	30214 25TH AV SW
14	873219	0340	7/3/01	203000	1480	990	8	1979	4	7725	N	N	32422 50TH PL SW
14	211650	0050	9/6/01	195000	1500	1360	8	1954	3	12240	N	N	4458 SW 313TH ST
14	416660	0658	6/14/02	340000	1500	1010	8	1986	3	19601	Y	N	30525 26TH AV SW
14	873219	0100	1/18/01	209000	1500	940	8	1979	4	12560	N	N	4802 SW 325TH PL
14	515320	0160	12/4/02	385000	1520	1270	8	1957	3	15900	Y	N	1276 SW 300TH PL
14	873219	0540	6/18/01	194900	1530	1110	8	1978	3	7500	N	N	4809 SW 325TH PL
14	189830	0040	6/20/01	179000	1550	0	8	1983	3	7754	N	N	32421 51ST AV SW
14	515320	0400	4/10/01	254500	1570	0	8	1977	3	17500	Y	N	1101 SW 300TH ST
14	515320	0352	1/25/02	296000	1620	870	8	1967	3	16000	N	N	30141 12TH AV SW
14	873218	0150	7/12/01	179000	1620	0	8	1986	3	7647	N	N	32616 46TH CT SW
14	873218	0160	11/14/01	192500	1620	0	8	1986	3	7245	N	N	32622 46TH CT SW
14	211572	0100	4/10/02	202500	1650	0	8	1987	3	5423	N	N	31401 48TH PL SW
14	211572	0160	4/2/01	182000	1680	0	8	1987	3	5000	N	N	31433 48TH PL SW
14	211572	0500	7/9/02	223000	1680	0	8	1987	3	5000	N	N	31440 48TH PL SW
14	184090	0065	9/19/01	343000	1690	100	8	1978	3	17914	Y	N	31107 50TH PL SW
14	416780	0020	9/19/02	219000	1690	1220	8	1969	3	12375	N	N	30811 26TH AV SW
14	515320	0051	1/29/01	458500	1740	1740	8	1963	3	15030	Y	N	1435 SW 296TH ST
14	178980	0005	12/26/01	220000	1800	0	8	1958	3	36485	N	N	31240 22ND AV SW
14	178990	0075	5/23/01	224950	1800	0	8	1959	4	24534	N	N	2225 SW 313TH ST
14	184090	0055	5/21/02	417500	1800	560	8	1977	3	17324	Y	N	5017 SW 310TH ST
14	189831	0140	12/12/02	240000	1840	0	8	1987	3	8400	N	N	5222 SW 324TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
14	211650	0010	8/27/01	222000	1850	670	8	1983	3	15125	N	N	31205 44TH AV SW
14	211572	0360	7/23/02	208500	1860	0	8	1985	3	5000	N	N	31426 47TH PL SW
14	515320	0270	1/10/01	287500	1870	600	8	1968	3	15768	Y	N	1290 SW 301ST ST
14	178990	0020	4/26/02	239000	1890	0	8	1960	3	27000	N	N	2266 SW 313TH ST
14	189890	0090	8/27/01	228000	1960	0	8	1998	3	14036	N	N	33120 47TH AV SW
14	189890	0250	8/21/02	249900	1960	0	8	1999	3	11602	N	N	33019 47TH AV SW
14	178990	0035	7/10/01	277000	2010	0	8	1959	4	89733	N	N	2279 SW 313TH ST
14	189831	0330	7/29/02	239500	2010	0	8	1984	3	8794	N	N	32413 53RD PL SW
14	189832	0100	11/8/02	215290	2020	0	8	1985	3	9601	N	N	5145 SW 326TH PL
14	122103	9067	6/23/02	238500	2070	0	8	1979	3	17424	N	N	32933 49TH PL SW
14	211572	0470	12/11/02	212000	2070	0	8	1986	3	5000	N	N	4738 SW 315TH PL
14	119600	4540	12/6/01	394000	2090	0	8	1987	3	11250	Y	N	900 SW 296TH ST
14	102103	9018	6/19/02	318950	2100	0	8	1989	3	40225	N	N	31722 53RD AV SW
14	802950	0160	9/18/02	257750	2150	0	8	1989	3	7339	N	N	4627 SW 328TH PL
14	119600	2795	8/5/02	357500	2240	720	8	1994	3	13000	Y	N	29417 7TH AV SW
14	102103	9032	6/18/01	231000	2270	0	8	1978	3	47480	N	N	31813 51ST AV SW
14	005100	0180	9/11/01	338500	2500	0	8	1997	3	27332	N	N	2135 SW 305TH ST
14	802950	0440	6/22/01	264000	2660	0	8	1989	3	8781	Y	N	4811 SW 330TH CT
14	189890	0190	3/18/02	295000	2680	0	8	1999	3	12664	N	N	4626 SW 330TH ST
14	102103	9046	11/12/02	288000	2760	0	8	1986	3	25145	N	N	31704 53RD AV SW
14	515320	0015	6/4/02	400000	1540	0	9	1957	3	30000	Y	N	1225 SW 296TH ST
14	321020	0058	2/7/01	500000	1950	730	9	1998	3	23508	Y	N	5320 SW 315TH ST
14	893750	0210	10/19/01	292000	2100	0	9	1964	3	17050	N	N	29848 24TH AV SW
14	893750	0250	9/4/02	460000	2140	0	9	1966	3	19500	Y	N	29812 24TH AV SW
14	802952	0055	9/23/02	410000	2360	830	9	2002	3	9450	Y	N	33129 49TH AV SW
14	184090	0060	8/20/01	464000	2500	420	9	1989	3	19581	Y	N	5015 SW 310TH ST
14	802950	0650	7/11/02	262500	2510	0	9	1990	3	10047	N	N	4615 SW 329TH WY
14	802950	0650	2/26/01	250000	2510	0	9	1990	3	10047	N	N	4615 SW 329TH WY
14	802950	0260	2/22/02	305000	2520	0	9	1989	3	7934	N	N	32818 48TH CT SW
14	802950	0620	11/27/01	305000	2630	0	9	1989	3	11466	N	N	32916 46TH CT SW
14	802951	0300	10/3/02	295000	2680	0	9	1992	3	10565	N	N	32912 49TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
14	416660	0155	10/1/01	950000	2820	0	9	1920	4	41280	Y	Y	2840 SW 300TH PL
14	195460	0191	5/20/02	386675	2830	0	9	1992	3	11160	Y	N	29862 10TH AV SW
14	062104	9053	2/21/02	674500	2880	0	9	1988	3	24484	Y	Y	1236 SW 296TH ST
14	012103	9118	9/6/01	365000	2930	80	9	1988	3	14374	N	N	3124 SW 304TH ST
14	802950	0340	9/7/01	307500	2990	0	9	1989	3	9923	N	N	32821 48TH CT SW
14	802950	0220	2/6/02	276500	3030	0	9	1988	3	7750	N	N	32817 47TH AV SW
14	802950	0430	10/23/02	319950	3130	0	9	1989	3	10864	N	N	4815 SW 330TH CT
14	416660	0654	11/5/01	350000	2430	0	10	1991	3	22071	Y	N	2708 SW 305TH ST
14	005050	0060	3/11/02	447900	2790	500	10	1990	3	15001	Y	N	30117 16TH AV SW
14	515320	0409	8/8/01	415000	2930	0	10	1994	3	15510	Y	N	30017 10TH AV SW
14	802952	0150	10/4/02	567900	2950	1360	10	1997	3	16192	Y	N	33028 49TH AV SE
14	005070	0180	8/22/01	466500	3210	0	10	1995	3	15427	N	N	30318 17TH AV SW
14	012103	9147	10/12/01	1E+06	3490	0	10	1984	3	46609	Y	Y	29614 20TH PL SW
14	195460	0190	6/8/01	608000	3830	0	10	2000	3	11160	Y	N	29863 9TH AV SW
14	515320	0005	8/6/01	600000	2680	0	11	1995	3	14570	Y	N	29627 MARINE VIEW DR SW

**Improved Sales Removed from this Annual Update Analysis**

**Area 52**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
9	119600	0121	12/01	455000	Diagnostic Outlier
9	172204	9136	7/01	87454	QUIT CLAIM DEED DORRatio
9	193890	0020	3/01	562000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	200900	0340	8/02	140000	Diagnostic Outlier
9	201380	0750	5/01	31212	RELATED PARTY, FRIEND, OR NEIGHBOR
9	201380	0802	2/02	520000	Diagnostic Outlier
9	256080	5175	5/02	139500	QUIT CLAIM DEED; STATEMENT TO DOR
9	322204	9038	9/01	355000	Obsol Prevlmp<=10K
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	322204	9051	6/02	390000	Diagnostic Outlier
9	506740	0043	5/01	250000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
9	506740	0097	1/02	102367	Diagnostic Outlier
9	511940	0105	11/01	375000	RELOCATION - SALE BY SERVICE
9	511940	0117	2/02	550000	RELOCATION - SALE TO SERVICE
9	720360	0005	6/02	126666	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
9	720360	0020	2/02	480000	Diagnostic Outlier
9	720360	0065	3/02	420000	Diagnostic Outlier
9	720360	0095	8/02	275000	Diagnostic Outlier
9	720360	0325	4/02	387000	Diagnostic Outlier
9	720360	0360	4/02	225000	Diagnostic Outlier
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	720360	0645	8/02	240000	ImpCount
9	720420	0037	6/02	535000	QUIT CLAIM DEED
9	720420	0054	7/01	2100000	Diagnostic Outlier
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	953660	0095	6/01	377900	RELATED PARTY, FRIEND, OR NEIGHBOR
9	953660	0645	1/01	134998	Obsol Prevlmp<=10K
9	953660	1270	10/01	163000	Diagnostic Outlier
10	087390	0080	10/02	249950	%Compl ActivePermitBeforeSale>25K
10	087390	0250	12/02	119223	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
10	292204	9100	7/01	169001	RELOCATION - SALE BY SERVICE
10	292204	9100	2/01	169000	RELOCATION - SALE TO SERVICE
10	322204	9057	6/01	470000	Diagnostic Outlier
10	322204	9075	7/01	182500	Diagnostic Outlier
10	322204	9076	11/02	175000	Diagnostic Outlier
10	322204	9153	5/02	195000	Obsol
10	506740	0146	7/02	175000	Diagnostic Outlier
10	516210	0560	8/01	234700	RELOCATION - SALE BY SERVICE
10	516210	0560	8/01	234700	RELOCATION - SALE TO SERVICE
10	516210	0660	10/01	210000	QUIT CLAIM DEED
10	638511	0130	1/01	184000	Diagnostic Outlier
10	691810	0220	12/01	53270	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
10	720300	0235	3/02	145000	Diagnostic Outlier

***Improved Sales Removed from this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	720300	0390	1/02	154896	EXEMPT FROM EXCISE TAX
10	720300	0390	4/02	15010	GOVERNMENT AGENCY; DORRatio
10	720540	0100	1/01	162300	Obsol
10	720551	0560	5/01	59237	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
10	752400	0040	9/01	140000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	752410	0060	6/02	165500	BANKRUPTCY - RECEIVER OR TRUSTEE
10	752410	0190	7/01	160000	Diagnostic Outlier
10	894730	0120	5/02	166000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	953660	0910	2/01	87500	Diagnostic Outlier
10	953660	1655	9/02	270000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	953660	1840	11/02	149000	STATEMENT TO DOR
10	953660	1955	2/02	149950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	953720	0045	9/02	539950	OpenSpace
11	052104	9038	5/01	420000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	186270	0410	11/01	114165	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
11	201970	0100	10/01	68635	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
11	233680	0140	6/01	197000	RELOCATION - SALE BY SERVICE
11	233680	0140	6/01	189000	RELOCATION - SALE TO SERVICE
11	513720	0180	5/02	225000	RELOCATION - SALE BY SERVICE
11	513720	0180	5/02	225000	RELOCATION - SALE TO SERVICE
11	515160	0065	11/02	289500	STATEMENT TO DOR
11	515180	0075	8/02	350000	RELOCATION - SALE BY SERVICE
11	515180	0075	7/02	350000	RELOCATION - SALE TO SERVICE
11	515180	0085	12/02	100000	DORRatio
11	515180	0085	6/02	333500	BANKRUPTCY - RECEIVER OR TRUSTEE
11	515250	0040	3/02	304000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	515260	0080	8/01	137000	Diagnostic Outlier
11	515260	0090	1/02	198000	Diagnostic Outlier
11	515280	0220	11/02	322000	RELOCATION - SALE BY SERVICE
11	515280	0220	11/02	322000	RELOCATION - SALE TO SERVICE
11	515280	0240	7/02	345000	Diagnostic Outlier
11	515296	0180	7/01	325000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	515296	0670	3/02	850000	Diagnostic Outlier
11	515298	0150	1/01	250600	RELOCATION - SALE BY SERVICE DORRatio
11	515330	0030	1/01	450000	Diagnostic Outlier
11	516200	0330	10/02	210000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	543720	0130	7/02	307000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	543720	0130	2/02	285134	EXEMPT FROM EXCISE TAX
11	720250	0030	4/02	494000	Diagnostic Outlier
11	720360	0120	7/02	235000	Diagnostic Outlier

**Improved Sales Removed from this Annual Update Analysis**

**Area 52**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
11	720360	0475	12/02	200000	Diagnostic Outlier
11	720500	0050	10/02	173000	Diagnostic Outlier
11	720520	0090	12/01	240500	Diagnostic Outlier
11	720520	0210	2/02	232000	QUESTIONABLE PER SALES IDENTIFICATION
11	720530	0190	8/01	32000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
11	720533	0060	10/01	119000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	891420	0220	10/01	203000	STATEMENT TO DOR DORRatio
11	891420	0250	11/01	399900	RELOCATION - SALE BY SERVICE
11	891420	0250	3/01	419000	RELOCATION - SALE TO SERVICE
14	005100	0050	11/01	170000	Diagnostic Outlier
14	012103	9025	11/01	94000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	012103	9070	3/02	312500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	012103	9112	9/02	795000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	119600	2785	2/01	829700	Diagnostic Outlier
14	119600	4740	5/01	250000	NO MARKET EXPOSURE
14	119600	4755	6/02	218870	NON-REPRESENTATIVE SALE
14	142103	9046	4/02	199500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	184080	0045	7/01	115000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
14	189832	0220	9/01	176260	EXEMPT FROM EXCISE TAX
14	189832	0220	12/01	201300	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
14	189832	0220	9/01	176260	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
14	189860	0020	9/02	65932	PARTIAL INTEREST (103, 102, Etc.) DORRatio
14	189870	0210	10/01	150000	RELOCATION - SALE BY SERVICE
14	189870	0210	9/01	150000	RELOCATION - SALE TO SERVICE
14	189890	0290	10/02	114206	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
14	189890	0310	3/01	54000	%Compl DORRatio
14	195460	0076	10/02	285000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	195460	0110	5/02	267000	BANKRUPTCY - RECEIVER OR TRUSTEE
14	195460	0110	5/01	324000	EXEMPT FROM EXCISE TAX
14	211650	0050	8/02	2000	DORRatio
14	416710	0175	12/01	250000	Diagnostic Outlier
14	416770	0060	3/01	69775	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
14	416770	0270	8/02	137000	NON-REPRESENTATIVE SALE
14	514930	0430	11/02	204000	RELOCATION - SALE BY SERVICE
14	515320	0030	8/02	163000	DORRatio
14	515320	0075	11/02	355000	ActivePermitBeforeSale>25K
14	515320	0116	9/02	299975	Diagnostic Outlier
14	515320	0326	7/02	103750	PARTIAL INTEREST (103, 102, Etc.)
14	515320	0466	3/02	126000	TRADE
14	515320	0621	10/02	87000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

***Improved Sales Removed from this Annual Update Analysis***  
**Area 52**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
14	515320	0673	5/01	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	802951	0100	6/02	192000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	802951	0320	8/01	325000	UnFinArea
14	802952	0055	7/01	80000	DORRatio
14	873218	0210	1/01	167000	Diagnostic Outlier
14	873219	0070	7/01	183000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	873219	1010	4/02	206950	RELOCATION - SALE BY SERVICE
14	873219	1010	4/02	206950	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 52**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
9	119600	2260	7/10/01	185000	54450	Y	Y
9	119600	2265	1/2/02	310000	43995	Y	Y
9	322204	9108	8/8/01	150000	9147	Y	N
9	506740	0041	6/25/02	190000	16020	Y	Y
9	953660	0555	11/7/01	66000	14994	N	N
9	953660	0640	6/15/01	135000	7994	Y	N
9	953660	1429	9/27/01	115000	9452	Y	N
10	292204	9001	9/9/02	75000	29185	N	N
10	322204	9060	10/9/01	140000	17848	Y	N
11	052104	9214	1/9/01	115000	9001	Y	N
11	119600	1300	10/10/01	215000	24101	Y	N
11	119600	3130	10/8/01	150000	12752	Y	N
11	119600	3810	3/1/01	97500	17000	N	N
11	515298	0010	7/8/02	175000	15504	Y	N
11	720250	0120	3/1/02	105000	24248	Y	N
11	720360	0210	3/14/01	145000	9280	Y	N
11	720360	0220	9/6/01	140000	11910	Y	N
14	102103	9007	10/9/01	260000	17732	Y	Y
14	112103	9014	8/16/02	55000	38332	N	N
14	112103	9031	5/8/01	230000	47044	Y	Y
14	112103	9031	12/5/02	270500	47044	Y	Y
14	189890	0300	8/23/01	51000	15000	N	N
14	416660	0265	7/10/01	200000	22962	Y	N
14	515320	0060	8/2/02	214950	20504	Y	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 52**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
9	720420	0055	7/01	87500	RELATED PARTY, FRIEND, OR NEIGHBOR;
9	953660	0090	1/02	249000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
10	322204	9005	4/01	63637	EXEMPT FROM EXCISE TAX;
10	322204	9005	2/02	67500	BANKRUPTCY - RECEIVER OR TRUSTEE;
10	720300	0975	8/02	52500	DORRatio
11	119600	3745	3/01	692000	DORRatio
14	012103	9098	3/01	220000	MULTI-PARCEL SALE; DORRatio
14	062104	9001	8/02	1000000	DORRatio
14	122103	9129	9/02	1000	\$1,000 SALE OR LESS; DORRatio
14	184080	0100	12/02	35000	DORRatio
14	416660	0235	5/01	10000	QUIT CLAIM DEED; DORRatio